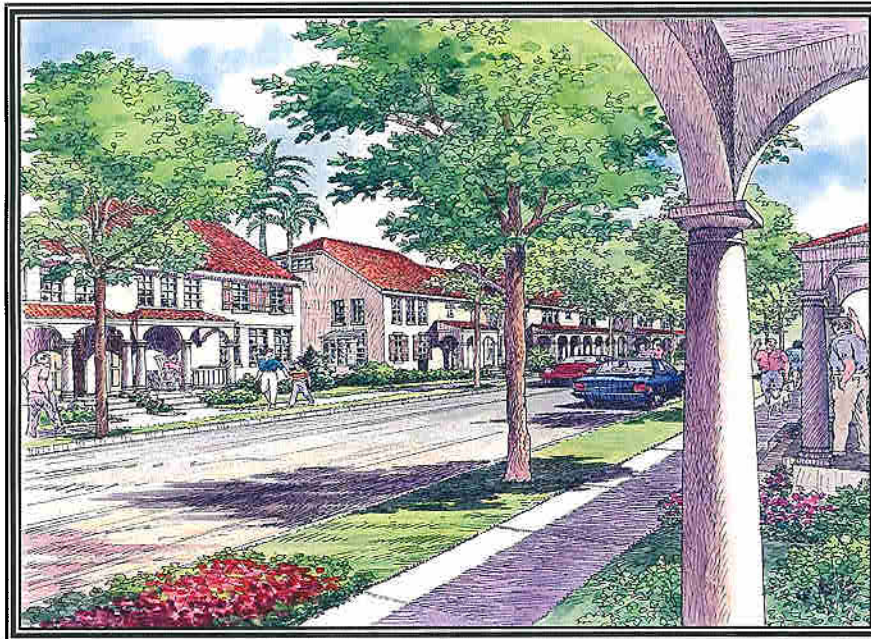




MOBILE HOME PARK PLAN



Prepared by: Karen Ayers (LFF3)

August 2003



Mobile Home Parks

- ↓ 8 Parks with 904 mobile home pads
- ↓ 584 pads occupied as of June 2003

Beaufort	103 of 157 occupied
Parris Island	97 of 125 occupied
Quantico	53 of 60 occupied
Pendleton	245 of 248 occupied
Cherry Point	26 of 76 occupied
Lejeune	42 of 187 occupied
Albany	5 of 20 occupied
29 Palms	13 of 31 occupied



Mobile Home Plan

- ↓ Marine Corps plans to privatize and ultimately close parks over time
 - ▮ Mobile home park management is not a core competency
 - ▮ Mobile home parks available in the private sector
 - ▮ Majority of parks built in the 50s and 60s, during a time when standards of adequacy were different and land was readily available
 - ▮ Land can be better utilized – needed in many cases for new housing construction
 - ▮ Projected need for construction of over 2,500 additional homes for Camp Pendleton



Mobile Home Plan

- ↓ Marine Corps recognizes impact of potential closure on ability of current owners to sell mobile homes
- ↓ Park phase out plan developed to minimize potential for financial harm
- ↓ Phase out to coincide with public-private venture initiatives to permit buyout options



Timing

- ↓ Camp Pendleton mobile home park to be privatized as part of the Phase III PPV effort
 - ↓ Target award 30 September 2006
 - ↓ PPV property manager would begin managing park
 - ↓ Timing of park closure would be driven by construction schedule, although buyout offers could begin immediately after Phase III award



Potential Owner Options

- ↓ If prefer to sell mobile home:
 - Sell home and be moved into a PPV home
 - For families who prefer to remain on the base
 - Sell mobile home and be moved into a private sector home
 - For families who prefer to reinvest in home purchase or prefer private sector housing
- ↓ If prefer to retain mobile home:
 - Have mobile home moved to a park in the private sector
- ↓ Marine Corps would cover cost of moving household goods and mobile homes



Owner Options

- ↓ If transfer/retire prior to September 2006:
 - ⚡ May sell to waiting list family if planned park closure disclosed
 - ⚡ May have mobile home moved to community
 - ⚡ May request approval to sublease mobile home to another military family and retain ownership until buyout offer can be made

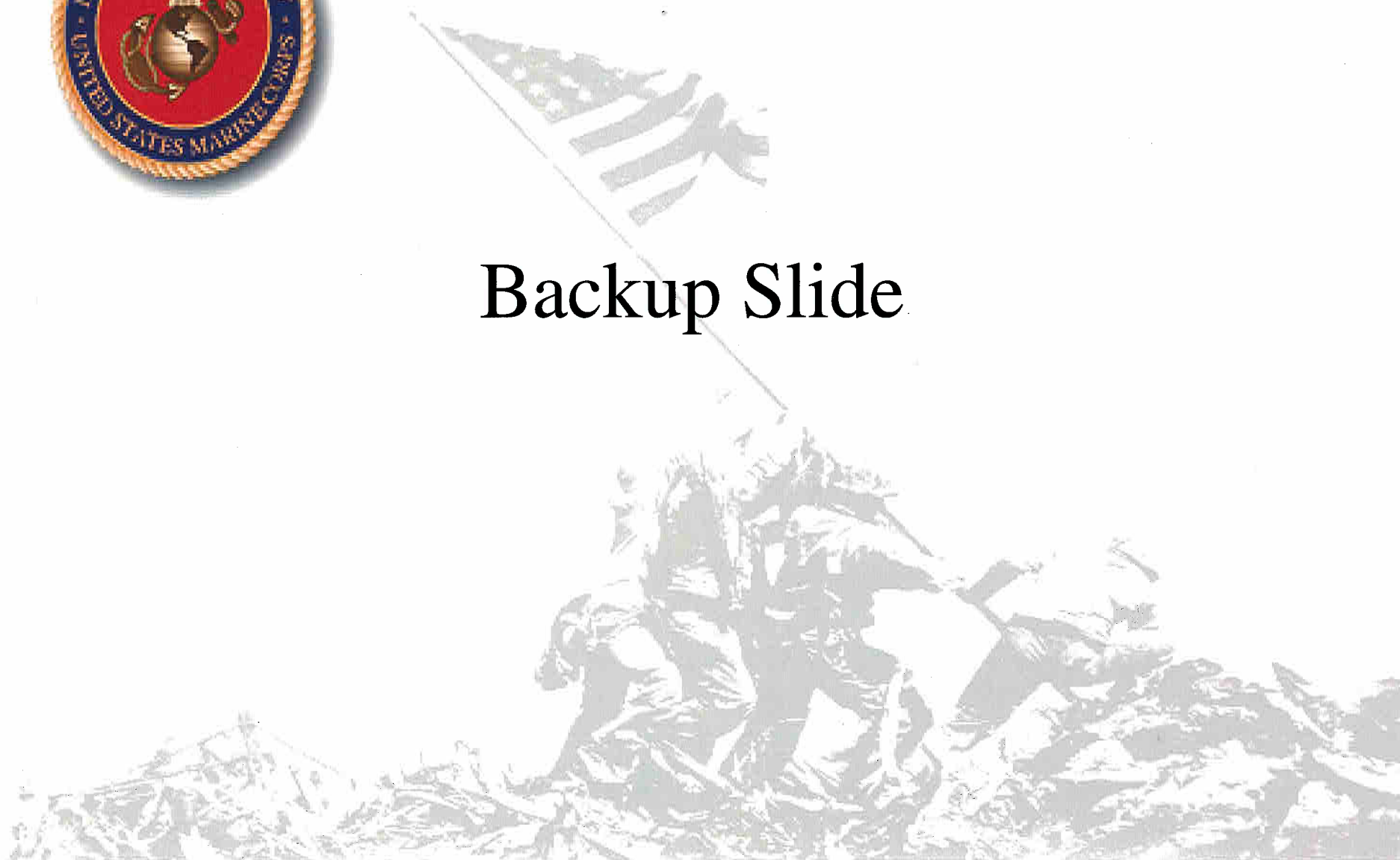


Appraisal Process

- ✦ **Independent entity (not PPV partner) to conduct appraisals**
 - **Naval Facilities Engineering Command in-house or contracted appraisals**
 - **Appeal process will be established**
 - ✦ **Commanding General or Designee**
 - **Details about how the appraisals will be conducted will follow within 90 days - developing process details now for Quantico buyouts**



Backup Slide





Buyout Value Options

↓ Buyout level options considered

⚡ Fair Market Value (Blue Book)

- Does not address impact of location on resale value (safe, good schools, good commute).

⚡ Fair Market Value (Appraisal)

- Considers location
- Higher value
- Approach approved by CMC